

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for AUGUST 3, 2005 PLANNING COMMISSION MEETING

PROJECT #: Change of Zone No. 05051

PROPOSAL: From AG-Agricultural to R-3 and R-5 Residential

LOCATION: N. 14th St. and Pennsylvania Avenue

LAND AREA: 2.78 acres, more or less

CONCLUSION: In conformance with the comprehensive plan.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 22, located in the SW 1/4 of Section 36, Township 11 North, Range 6 East, Lancaster County, NE

EXISTING ZONING: AG-Agricultural

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North:	AG-Agricultural	Undeveloped
South:	AG-Agricultural	Undeveloped
East:	AG-Agricultural	Undeveloped
West:	AG-Agricultural	Acreages

HISTORY:

July 25, 2005 Change of Zone #04007 and Annexation #04001, adjacent this area, are scheduled for public hearing at the City Council.

June 24, 2004 Stone Bridge Creek 1st Addition Preliminary Plat #04002, Change of Zone #04007 and Annexation #04001 were approved by the Planning Commission

July 14, 2003 Comprehensive Plan Amendment #03010, showing residential and commercial in the area, was approved by the City Council.

August 27, 2001 Special Permit #1845, Stone Bridge Creek CUP for 437 dwelling units, Change of Zone #3265 from AG to R-3 and I-3, north and east of this area were approved by the City Council.

COMPREHENSIVE PLAN SPECIFICATIONS:

Maximize the community's present infrastructure investment by planning for residential...in areas with available capacity" by "encouraging...more dwelling units per acre in new neighborhoods" (F 17).

"Encourage different housing types and choices, including affordable housing, throughout each neighborhood for an increasingly diverse population" (F-18).

"Construction and renovation within the existing urban area should be compatible with the character of the surrounding neighborhood" (F 18).

The 2025 Comprehensive Plan identifies this area as urban residential. (F-23)

The area is shown within the future service limit in Tier 1, Priority A. (F-31)

"Encourage a mix of housing types, single family, townhomes, apartments, elderly housing all within one area; Similar housing types face each other: single family faces single family, change to different use at rear of lot; Parks and open space within walking distance of all residences; Multi-family and elderly housing nearest to commercial area; Pedestrian orientation; shorter block lengths, sidewalks on both sides of all roads; Public uses (elementary schools, churches) as centers of neighborhood – shared facilities (city parks & school sites)". (F-67)

UTILITIES: All utilities are available to serve this area.

TRAFFIC ANALYSIS: N. 14th St. is classified a minor arterial.

PUBLIC SERVICE: The nearest fire station is Station 10 located at N. 14th St. and Adams St. The nearest elementary school is Belmont located approximately at N. 14th St and Adams St.

ANALYSIS:

1. This is a request for a change of zone from AG-Agricultural to R-3- Residential and R-5-Residential.

2. The land use plan in the 2025 Comprehensive Plan identifies this area as urban residential.
3. Change of Zone #04007, from AG to R-3 and R-5, adjacent to this area is scheduled for public hearing at City Council on July 25, 2005. The Planning Commission recommended approval 8-0.
4. Stone Bridge Creek 1st Addition preliminary plat included this area (Lot 22) within the boundaries of the preliminary plat. The applicant inadvertently left Lot 22 off the Change of Zone application.
5. This application is to correct the error from the previous Change of Zone application and to make the entire area of the preliminary plat zoned R-3 or R-5.

Prepared by:

Tom Cajka
Planner

DATE: July 15, 2005

APPLICANT: Stone Bridge Creek LLC
3801 Union Dr. Suite 102
Lincoln, NE 68504
(402) 434-5650

OWNER: same as applicant

CONTACT: Engineering Design Consultants
2200 Fletcher Ave. Suite 102
Lincoln, NE 68504
(402) 434-5650



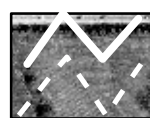
2005 aerial

Change of Zone #05051 N. 15th & Humphrey Ave

Zoning:

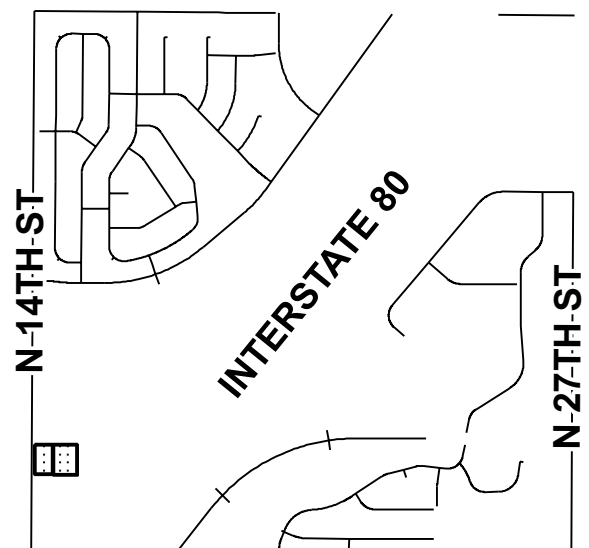
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 36 T11N R6E



Zoning Jurisdiction Lines

City Limit Jurisdiction

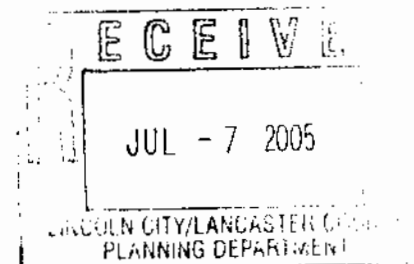


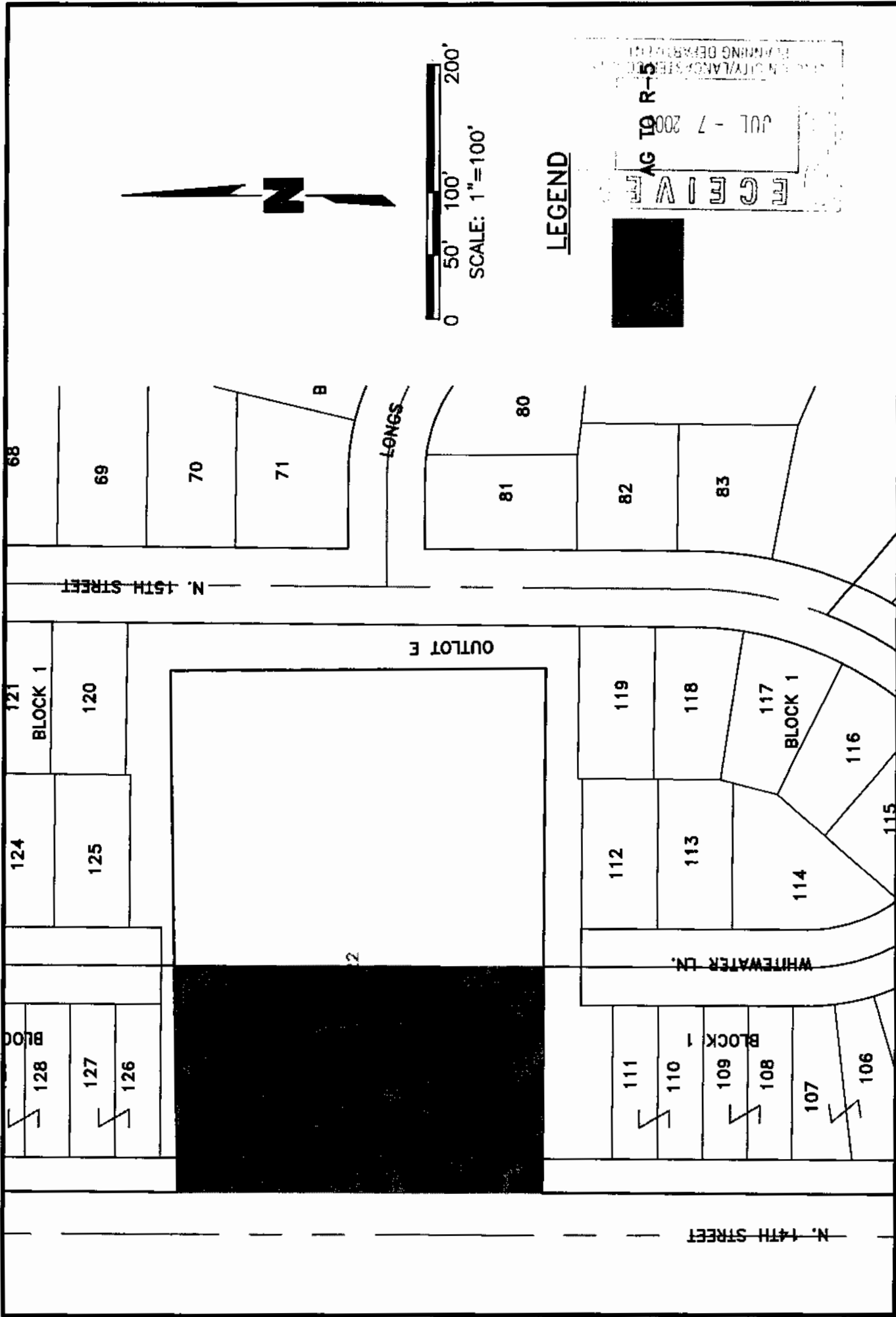
**STONE BRIDGE CREEK
ZONING EXHIBIT
LEGAL DESCRIPTION**

AG TO R-5

A PORTION OF LOT 22 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22, ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF NORTH 14TH STREET; THENCE ON SAID EAST LINE, N00°14'15"E, 290.39 FEET TO THE NORTHWEST CORNER OF SAID LOT 22; THENCE ON THE NORTH LINE OF SAID LOT 22, N88°59'52"E, 176.95 FEET; THENCE S00°12'43"W, 294.13 FEET TO THE SOUTH LINE OF SAID LOT 22; THENCE ON SAID SOUTH LINE, N89°47'21"W, 177.04 FEET TO THE POINT OF BEGINNING, CONTAINING 51,722.06 SQUARE FEET (1.19 ACRES) MORE OR LESS.





LEGEND

RECEIVED
JUL - 7 2005
AG TO R-5
LINCOLN CITY/LANDS DEPARTMENT

Drawn By: NLP
Dwg.: zone_change
Date: 06/07/05
Job#: 03-083

Stone Bridge Creek - 1st Addition
CHANGE OF ZONE EXHIBIT - AG TO R-5
Lincoln, Nebraska

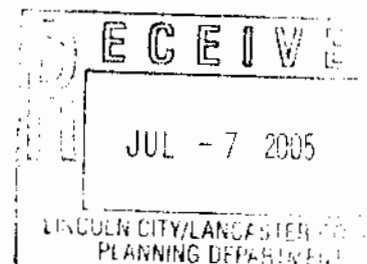
2200 Fletcher Ave.
Ste. 102
Lincoln, NE 68521
Ph. 402-438-4014

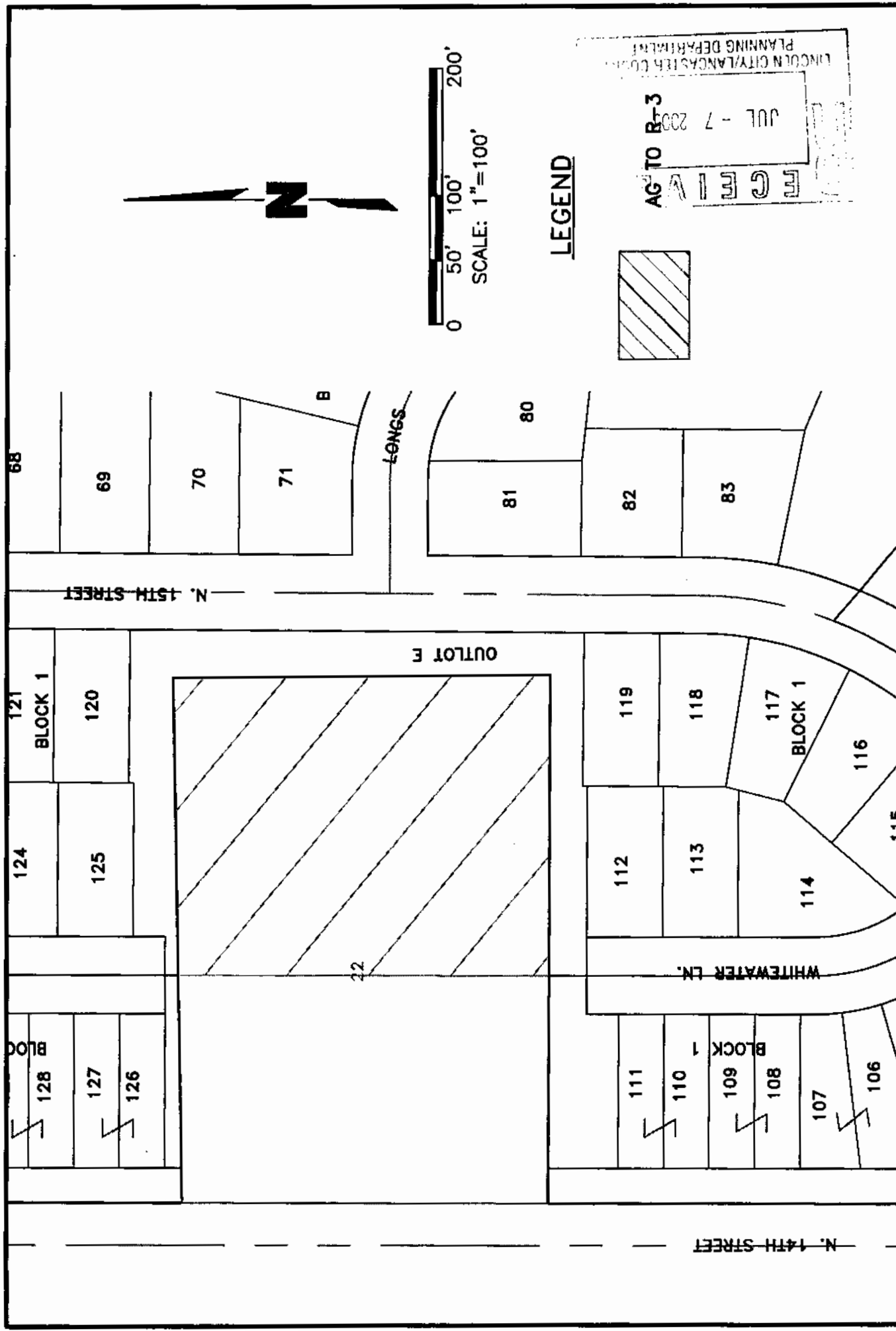
**STONE BRIDGE CREEK
ZONING EXHIBIT
LEGAL DESCRIPTION**

AG TO R-3

A PORTION OF LOT 22 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 22; THENCE ON THE SOUTH LINE OF SAID LOT 22, N89°47'21"W, 235.21 FEET; THENCE N00°12'43"E, 294.13 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE ON SAID NORTH LINE, N88°59'52"E, 232.41 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE ON THE EAST LINE OF SAID LOT 22, S00°20'02"E, 299.07 FEET TO THE POINT OF BEGINNING, CONTAINING 69,341.02 SQUARE FEET (1.59 ACRES) MORE OR LESS.





LEGEND



RECEIVED
JUL - 7 2003
AG TO R-3
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

Drawn By: NLP
Dwg.: zone_change
Date: 06/07/05
Job#: 03-083

Stone Bridge Creek - 1st Addition
CHANGE OF ZONE EXHIBIT - AG TO R-3
Lincoln, Nebraska

2200 Fletcher Ave.
Sta. 102
Lincoln, NE 68521
Ph. 402-438-4014

EDC
ENGINEER NE DESIGN CONSULTANTS